

Development Activities Meeting

Oakland Business Improvement District (OBID)
Oakland Planning and Development Corporation (OPDC)

Monday, August 9, 2021

Development Activities Meeting Agenda

- **Proposed Demolition – 107-111 Halket Street Townhomes**

- Project site: 107-111 Halket St
- Building owner/manager: Walnut Capital
- City of Pittsburgh required board or commission approval: Planning Commission

- **Special Exception Request for Educational Use – Innovation Research Tower**

- Project site: 3342 Fifth Ave
- Building owner/manager: Walnut Capital
- City of Pittsburgh required board or commission approval: Zoning Board of Adjustment

How to Participate

- Presenters:
 - Please clearly describe the slide being presented, in order to assist those participating via audio to follow along with the presentation.
 - If the host needs to change your status in the meeting, there may be a pause, or re-connection circle. Do not restart Zoom; let it finish.
- After each presentation, we will invite questions and comments in this order:
 - 1st: The Q&A tool is enabled for you to type out questions. The moderator will read out these questions in the order they are received.
 - 2nd: If you would like to speak your question out loud, you may tap the “raise hand” button. The moderator will unmute attendees who have raised hands when ready.
 - 3rd: For voice call-ins, press *9 to raise your hand. The moderator will announce the last four digits of your phone number and unmute you when ready.
- Please use the Chat feature for technical assistance.
- This meeting is being recorded to allow any stakeholders who were not able to attend to watch the proceedings at a later time.

Development Activities Meetings

- The Registered Community Organization (RCO) program is administered through the Department of City Planning (DCP) to incorporate community input in development activities.
- Applicants requesting to go before the Zoning Board of Adjustment, the Planning Commission, the Historic Review Commission, and/or the Art Commission for a public hearing, and whose projects meet certain thresholds, must coordinate with the RCO and DCP to hold a Development Activities Meeting (DAM) to engage the community.
- A DAM provides community stakeholders an opportunity to learn about proposals that may affect them and to share any concerns they may have before a project moves on to a public hearing.

Reporting to Boards and Commissions

- The neighborhood planner takes notes on the meeting and completes a report, including a brief summary of the project as it is presented, the permissions sought that triggered the need for the DAM, the questions asked by attendees, and the answers they received.
- This report is provided to the relevant board or commission prior to the hearing on the project so that they can understand the nature of the meeting and the project that was discussed.
- The DAM report is neutral and makes no conclusions. If you have strong feelings about the project, you should still consider attending the board or commission meeting and testifying.

Additional Notes

- The Oakland Plan is an active neighborhood planning process taking place for this area. The project's Steering Committee approved a short list of goals for development projects on the Fifth and Forbes Avenue corridor to address. More info: <https://engage.pittsburghpa.gov/oakland/interim-development-goals>
- In the Fifth and Forbes Ave corridor, there are two RCOs, the Oakland Business Improvement District (OBID), and Oakland Planning and Development Corporation (OPDC). In such a case, the RCO guidelines stipulate that the Department of City Planning host the DAM meeting in coordination with the RCOs.
- Prior to the applicant presenting, we would like to offer each RCO a chance to speak about their work and about any engagement they have had with the project applicant.



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About OBID: Formed in 1999, the OBID is the region's 2nd largest place management organization in Pittsburgh, representing a diverse group of decision makers including property and business owners, universities, hospitals, city government, community and cultural non-profits. OBID is supported, in part, by over 250 business and property owners including Carlow University, UPMC, Magee-Womens Hospital of UPMC and the University of Pittsburgh. www.oaklandpittsburgh.com

Vision — Set the standard for growth and innovation.

Mission — Ensure Oakland's place as Pennsylvania's global center.

Values Statement — Reframe the experience of commercial, retail, office and residential environments, while dismantling oppression, embracing diversity, promoting diverse business and creating spaces for social, racial and economic justice.



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Engagement

Walnut Capital

- Todd Reidbord met with OBID Executive Director and presented projects
- Todd Reidbord presented to the OBID Board of Directors at their July meeting.
- (The OBID Board of Directors are 30 member community stakeholders)
- Walnut Capital provided OBID project information and corresponding renderings to use for outreach purposes.
- Todd Reidbord and Georgia Petropoulos met with Oriente Sciulli, property and business owner of adjacent property located at 3404 Fifth Avenue to address concerns regarding Halket Street barricades. The team also discussed the Halket Street property demolition.

OBID

- Ø DAM meeting flyer and project information promoted through email, e-newsletter, social media and websites (OBID and Pittsburgh Innovation District).

Oakland Planning & Development Corporation

Oakland Planning and Development Corporation (OPDC) builds a better Oakland and helps neighbors thrive. Our programs include affordable rental housing, affordable homeownership through the Oakland Community Land Trust, community organizing, neighborhood advocacy and planning, workforce development and financial coaching, design review, and youth mentoring.



Engagement to date

Innovation Research Tower site:

OPDC hosted two community meetings in early 2019 covering Walnut Capital's plans for the Innovation Research Tower site. OPDC executed a Community Benefits Agreement (CBA) with Walnut Capital in March 2019 that addresses transportation demand management strategies, community-oriented retail space, and support of affordable housing via investment in the Oakland Community Land Trust.

OPDC provided testimony at the Zoning Board of Adjustment hearing in March 2019. Walnut Capital presented a detailed review of the design plans at OPDC's August 2019 Oakland-Wide community meeting. OPDC testified at the Planning Commission in October 2019. OPDC has a project page for this project on our website.

107 – 111 Halket Street houses:

Today's DAM is the first engagement between OPDC and Walnut Capital on the Halket houses. We have had no prior engagement regarding that site. OPDC has a project page for this project on our website.